

## **\$284,900 - 13317 85 Street, Edmonton**

MLS® #E4445184

### **\$284,900**

3 Bedroom, 2.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Gorgeous Renovated Home offers elegance, magnificent living spaces. This home features 1100 SQFT, 3 bed and 2 full baths. Stunning curb appeal with vinyl exterior. Inside the front entry boasts an impressive living area. The Chef's Kitchen is outstanding from every angle, showcases tasteful finishes such as new counters, custom cabinetry. 3 large bedrooms, Full Bathroom with a gorgeous Master Suite. The Finished Basement is perfect for entertaining with a Large Living Room, bathroom and a Large Laundry Room. Upgrade's include: Full Kitchen, Windows, Vinyl exterior, Flooring, Bathroom floors, Furnace, Roof, Tank, Garage, Concrete pad. The West back yard boasts a private partially covered patio, offers plenty of space, great for entertaining, and a **NEWLY BUILT GARAGE!** The Front has direct access to a school field. Plenty of visitor parking on the sides and quick walking distance to the unit. **NO CONDO FEE's.** In a Great Location close to abundance of schools, playgrounds, shopping centres and public transport

Built in 1961

### **Essential Information**

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Price \$284,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	13317 85 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2Z8

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 1st, 2025

Days on Market 3

Zoning Zone 02

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